

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No.02041  
Fallbrook 6<sup>th</sup> Addition

**DATE:** November 14,2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** November 27, 2002

**PROPOSAL:** A final plat consisting of 52 lots and one outlot.

**LAND AREA:** 118.6 acres more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See legal description on the attached final plat.

**LOCATION:** N. 1<sup>st</sup> St. & Humphrey Ave.

**APPLICANT:** James P. Abel  
NEBCO, Inc.  
1815 "Y" St.  
Lincoln, NE 68508  
(402) 464-1212

**OWNER:** same as applicant

**CONTACT:** Michael R. Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508  
(402) 474-6311

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** vacant

**SURROUNDING LAND USE AND ZONING:**

North: AG Agriculture  
South: R-3 Residential  
East: AG Agriculture  
West: AG Agriculture  
R-3 residential

**HISTORY:**

**Oct. 30, 2002** Planning Commission approved Fallbrook 4<sup>th</sup> Addition

**Sept. 19, 2002** Planning Director approved Fallbrook 5<sup>th</sup> Addition

**Aug. 19, 2002** City Council approved Special Permit 1808B, Fallbrook Community Unit Plan.

**May 14, 2002** Planning Director approved Fallbrook 3<sup>rd</sup> Addition

**Feb. 4, 2002** Planning Director approved Fallbrook 2<sup>nd</sup> Addition

**Aug. 22, 2001** Planning Commission approved Fallbrook 1<sup>st</sup> Addition

**Nov. 29, 2000** Planning Commission approved Fallbrook Addition

**Jan. 18, 2000** City Council approved Fallbrook Preliminary Plat

**UTILITIES:** available

**TRAFFIC ANALYSIS:** N. 1<sup>st</sup> Street is classified as an arterial; all other streets are local streets.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

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Tom Cajka  
Planner



Area of Application

Alvo Rd.

Humphrey Ave.

N. 1st St.

Purple Heart Hwy

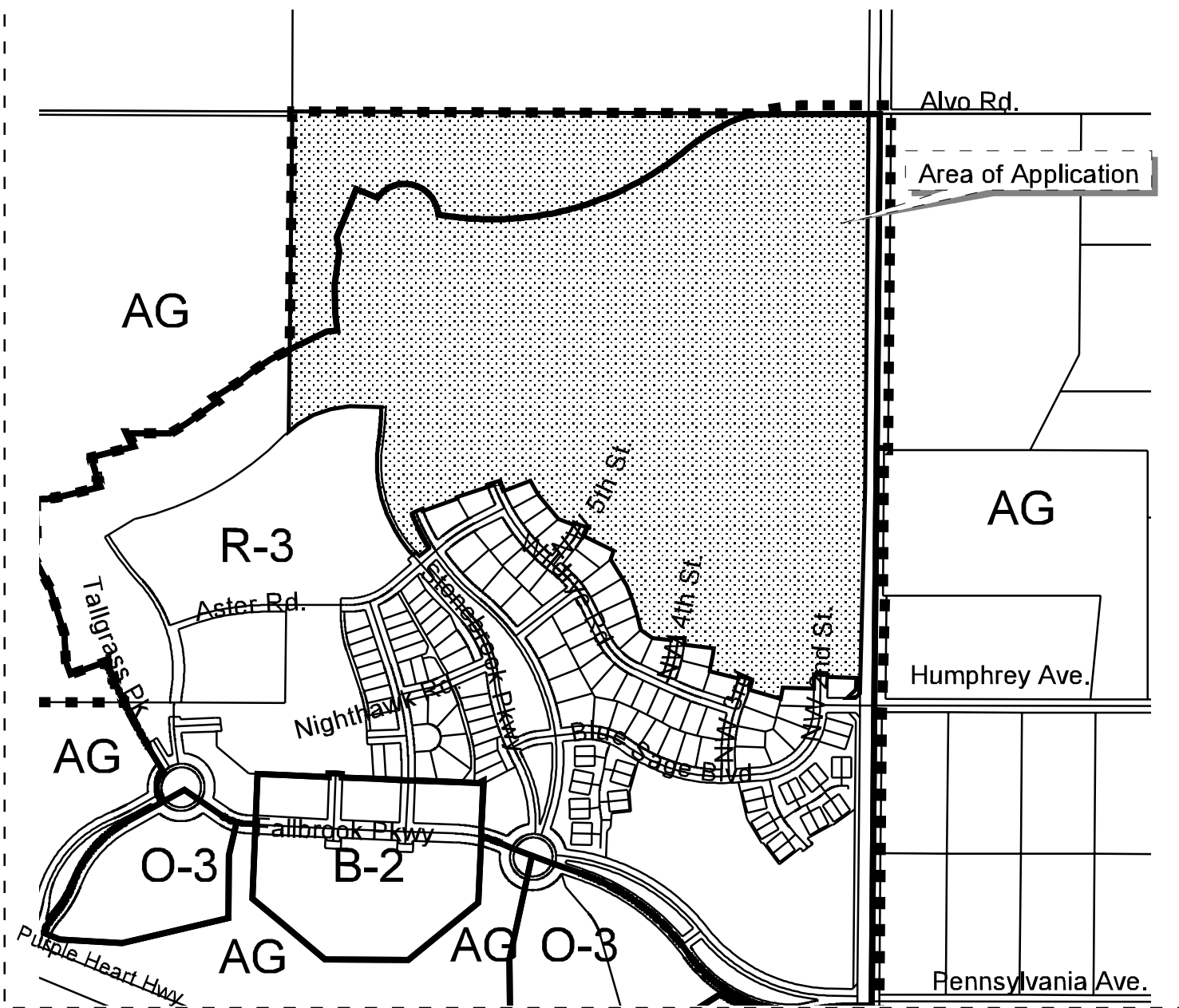
Pennsylvania Ave.

**Final Plat #02041**  
**Fallbrook 6th Add**  
**Hwy 34 & N. 1st**



Photograph Date: 1997 & 1999

Lincoln City - Lancaster County Planning Dept.



# **Final Plat #02041** **Fallbrook 6th Add** **Hwy 34 & N. 1st**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

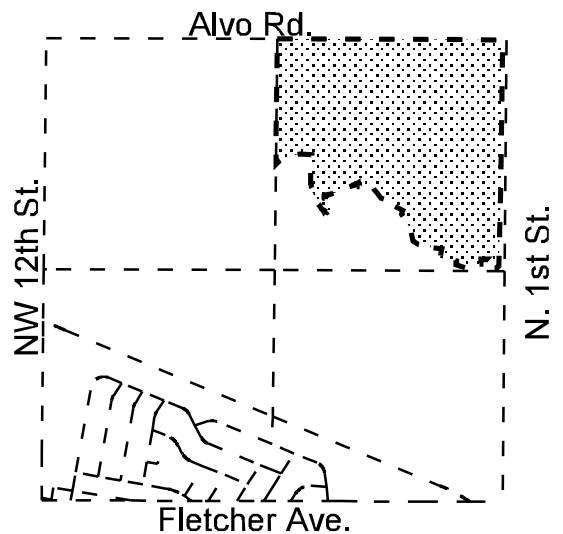
One Square Mile  
 Sec. 34 T11N R6E



Zoning Jurisdiction Lines



City Limit Jurisdiction



# FALLBROOK 6TH ADDITION

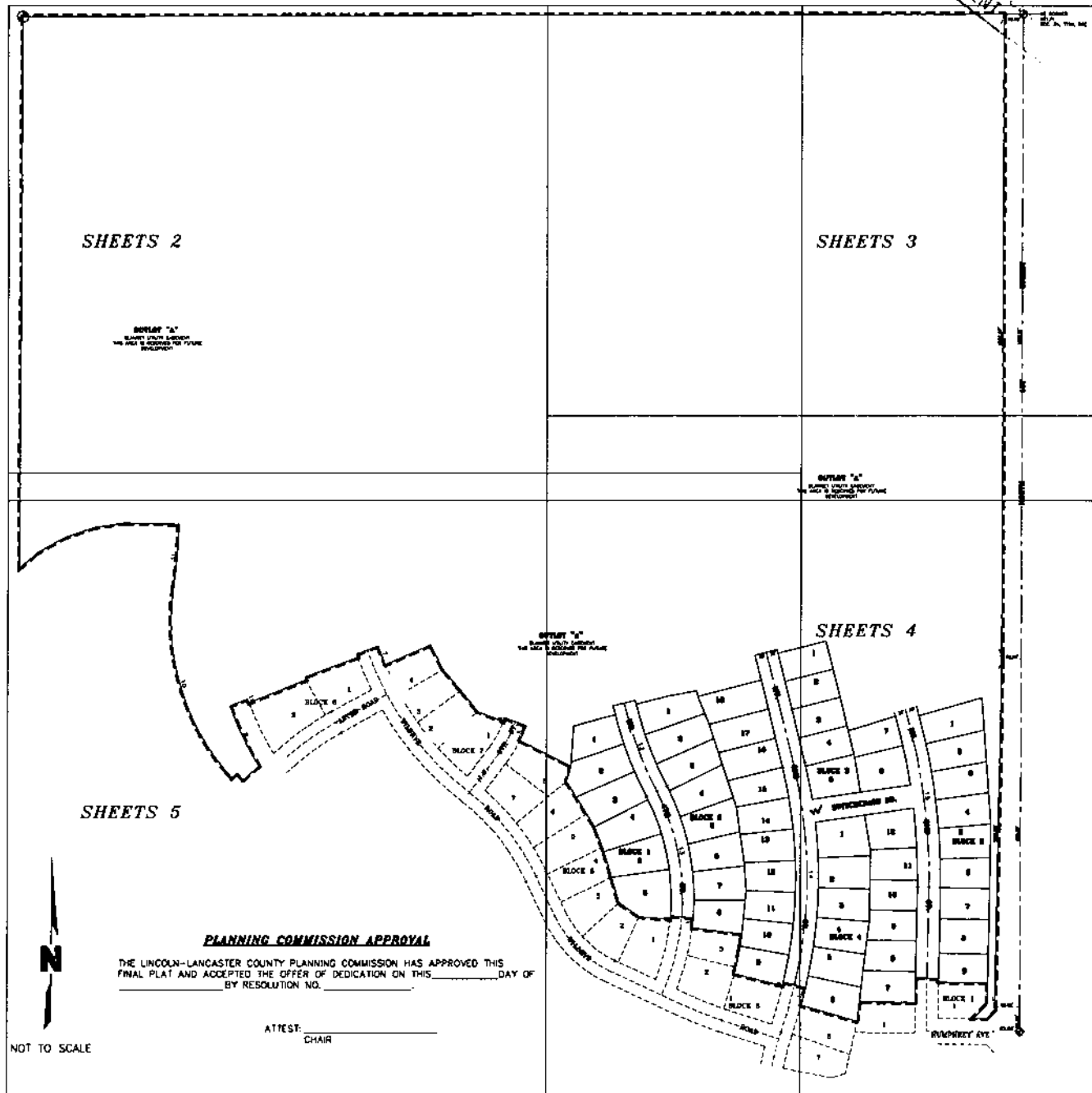
FINAL PLAT

THIS PLAT BASED UPON PRELIMINARY PLAT  
NO. 99023 FOR FALLBROOK ADDITION

## INDEX OF SHEETS

SHEET 1: COVER SHEET INDEX OF SHEETS, PLANNING COMMISSION APPROVAL  
SHEET 2: PLAT, LOT AREA TABLE, CURVE DATA TABLE  
SHEET 3: PLAT  
SHEET 4: PLAT  
SHEET 5: PLAT  
SHEET 6: SURVEYORS CERTIFICATE, DEDICATION, ACKNOWLEDGMENT,

FILED  
AUG 23 2002  
LINCOLN CITY/LANCASTER CO.  
PLANNING DEPARTMENT



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# FALLBROOK 6TH ADDITION

FINAL PLAT  
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NO. 99023 FOR FALLBROOK ADDITION

2576.37'  
N89°48'23"E  
2576.37'



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	10,662.78 SF	0.24 AC
LOT 2	13,921.36 SF	0.31 AC
LOT 3	13,768.43 SF	0.31 AC
LOT 4	12,954.11 SF	0.29 AC
LOT 5	12,812.78 SF	0.29 AC
LOT 6	15,402.88 SF	0.35 AC
BLOCK 2		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	11,961.05 SF	0.27 AC
LOT 2	12,334.04 SF	0.28 AC
LOT 3	11,929.89 SF	0.27 AC
LOT 4	12,276.13 SF	0.28 AC
LOT 5	11,745.09 SF	0.26 AC
LOT 6	11,128.58 SF	0.25 AC
LOT 7	10,996.59 SF	0.25 AC
LOT 8	10,646.91 SF	0.24 AC
LOT 9	10,113.33 SF	0.23 AC
LOT 10	10,138.44 SF	0.23 AC
LOT 11	10,167.75 SF	0.23 AC
LOT 12	10,282.99 SF	0.23 AC
LOT 13	10,646.97 SF	0.24 AC
LOT 14	10,827.32 SF	0.24 AC
LOT 15	10,989.82 SF	0.25 AC
LOT 16	11,622.14 SF	0.26 AC
LOT 17	12,087.38 SF	0.27 AC
LOT 18	12,773.03 SF	0.29 AC

BLOCK 3		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	9,750.00 SF	0.22 AC
LOT 2	9,750.00 SF	0.22 AC
LOT 3	9,750.00 SF	0.22 AC
LOT 4	9,852.17 SF	0.22 AC
LOT 5	12,107.78 SF	0.27 AC
LOT 6	12,912.52 SF	0.29 AC
LOT 7	9,665.34 SF	0.22 AC
BLOCK 4		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	13,247.27 SF	0.30 AC
LOT 2	11,010.85 SF	0.25 AC
LOT 3	11,041.42 SF	0.25 AC
LOT 4	11,148.77 SF	0.25 AC
LOT 5	11,327.46 SF	0.26 AC
LOT 6	12,073.84 SF	0.27 AC
LOT 7	11,297.37 SF	0.25 AC
LOT 8	10,802.00 SF	0.24 AC
LOT 9	10,004.02 SF	0.22 AC
LOT 10	9,951.28 SF	0.22 AC
LOT 11	9,977.81 SF	0.22 AC
LOT 12	12,224.62 SF	0.28 AC
BLOCK 5		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	12,705.95 SF	0.29 AC
LOT 2	11,706.05 SF	0.26 AC
LOT 3	11,002.66 SF	0.25 AC
LOT 4	10,704.34 SF	0.24 AC
LOT 5	10,931.21 SF	0.25 AC
LOT 6	9,971.49 SF	0.22 AC
LOT 7	10,454.82 SF	0.24 AC
LOT 8	11,560.35 SF	0.26 AC
LOT 9	9,826.95 SF	0.22 AC
OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC.
OUTLOT A	4,432,453.09 SF	101.75 AC

CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	2°09'45"	1230.00'	23.21'	46.42'	46.42'	N14°25'01"E
2	0°29'24"	1170.00'	5.00'	10.00'	10.00'	S13°35'50"W
3	2°28'30"	630.00'	13.70'	27.40'	27.40'	N05°40'18"E
4	1°00'20"	570.00'	5.00'	10.00'	10.00'	S04°55'43"W
5	7°11'48"	330.00'	20.75'	41.45'	41.42'	N22°32'41"E
6	2°07'20"	270.00'	5.00'	10.00'	10.00'	S20°00'27"W
7	3°51'13"	270.00'	25.90'	51.79'	51.78'	N21°23'56"W
8	0°41'25"	830.00'	5.00'	10.00'	10.00'	S18°49'03"E
9	0°40'15"	859.00'	5.09'	10.18'	10.18'	N21°08'54"W
10	10°50'02"	919.00'	87.15'	173.77'	173.51'	S28°13'48"E
11	4°28'00"	600.00'	276.18'	517.67'	501.76'	N16°24'56"W
12	8°45'42"	1400.00'	82.70'	165.22'	165.12'	N04°55'13"E
A	14°00'52"	1000.00'	122.81'	244.60'	243.99'	S20°35'01"E
B	32°01'00"	800.00'	172.14'	335.28'	330.93'	S11°34'58"E
C	27°27'21"	1200.00'	293.15'	575.03'	569.55'	S00°22'31"E
D	17°47'24"	1500.00'	234.76'	483.74'	463.87'	S07°54'13"E

OUTLOT "A"  
BLANKET UTILITY EASEMENT  
THIS AREA IS RESERVED FOR FUTURE  
DEVELOPMENT

# FALLBROOK 6TH ADDITION

FINAL PLAT  
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NO. 99023 FOR FALLBROOK ADDITION

2576.37'  
182.37'  
2576.37'

P.O.B.

NE CORNER  
NE 1/4  
SEC. 34, T11N, R6E  
P.O.C.



SCALE: 1"=100'

50.00'

STREET

182.37'  
182.37'  
500.00'±

1ST

NORTH

RECEIVED

AUG 23 2002

OUTLOT "A"  
BLANKET UTILITY EASEMENT  
THIS AREA IS RESERVED FOR FUTURE  
DEVELOPMENT

LANCASTER CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

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OUTLOT "A"  
BLANKET UTILITY EASEMENT  
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DEVELOPMENT

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SCALE: 1"=100'

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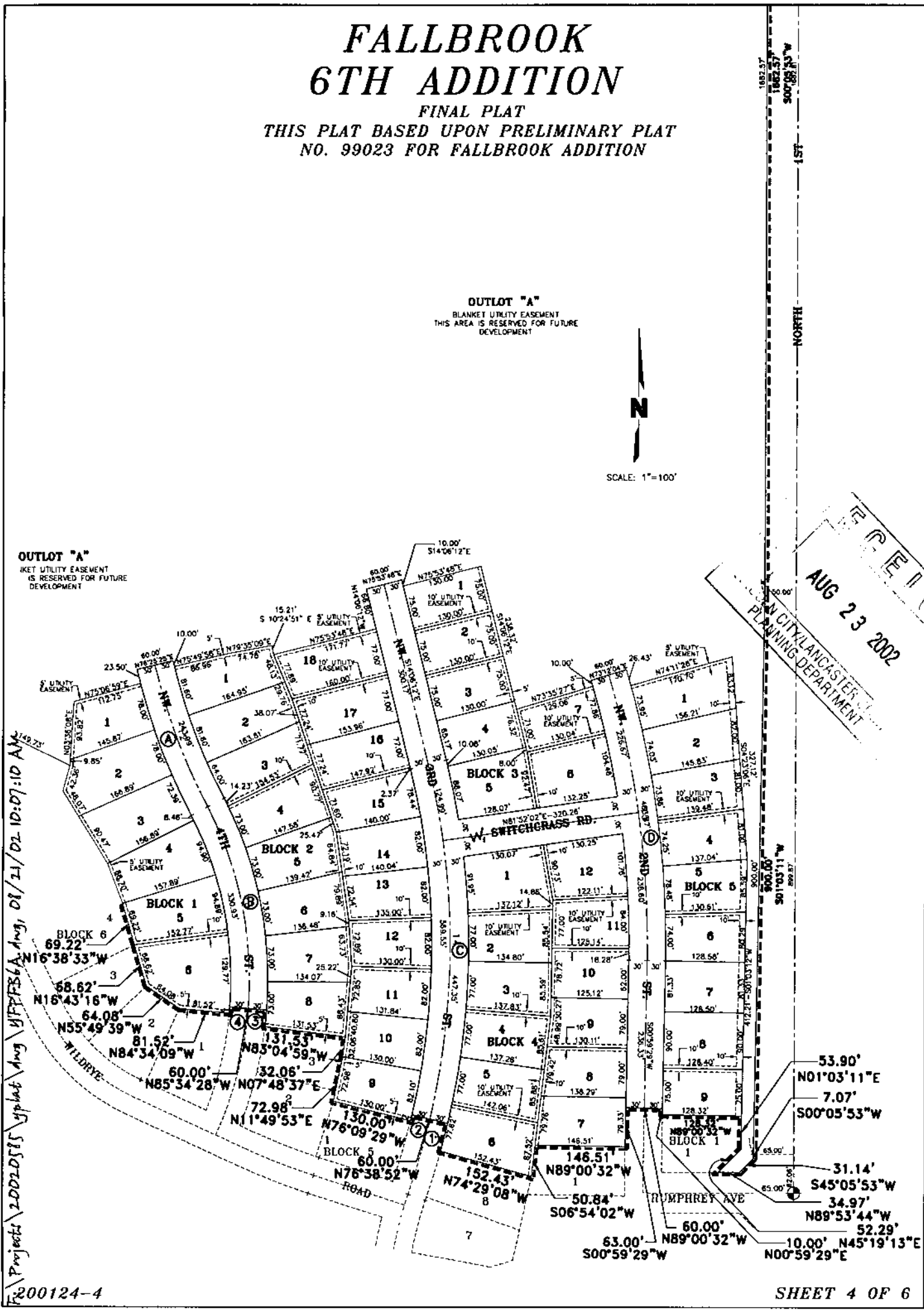
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LANCASTER  
PLANNING DEPARTMENT

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SHEET 4 OF 6

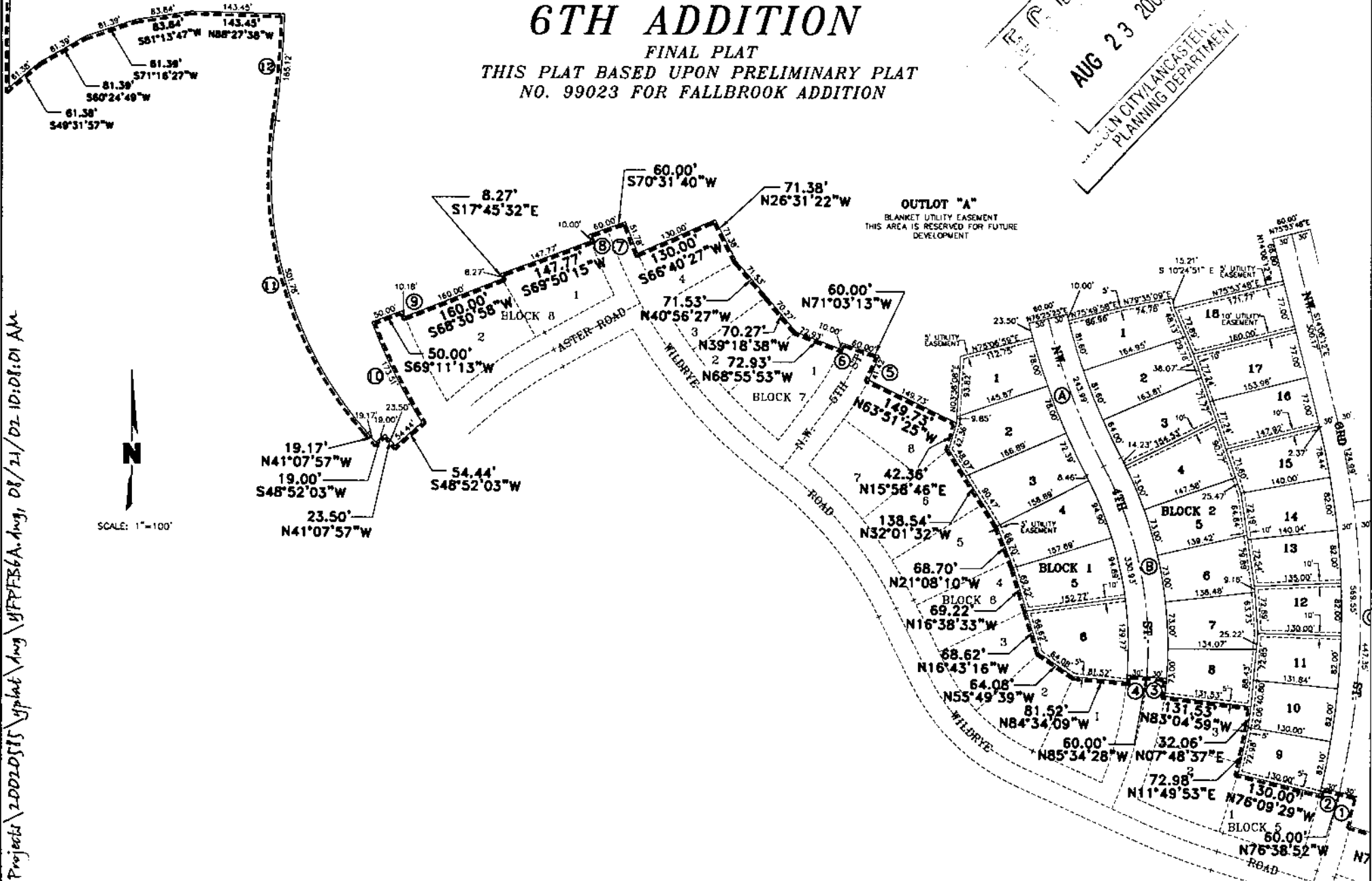


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AUG 23 2002

CITY OF LANCASTER  
PLANNING DEPARTMENT



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